

142.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

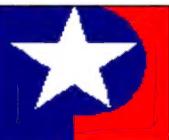
993,400 / 993,400

USE VALUE:

993,400 / 993,400

ASSESSED:

993,400 / 993,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
79-81		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RINDONE CLEMENT	<input type="checkbox"/>
Owner 2: LIFE ESTATE	<input type="checkbox"/>
Owner 3: <input type="checkbox"/>	<input type="checkbox"/>

Street 1: 79 NEWPORT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: RINDONE CLEMENT - Owner 2: -

Street 1: 79 NEWPORT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1936, having primarily Vinyl Exterior and 2990 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5032		Sq. Ft.	Site		0	80.	1.13	9									456,769						456,800	

Legal Description								User Acct
								91420
								GIS Ref
								GIS Ref
								Insp Date
								12/15/17

Total Card / Total Parcel	993,400 / 993,400
APPRAISED:	993,400 / 993,400
USE VALUE:	993,400 / 993,400
ASSESSED:	993,400 / 993,400

PRIOR ID # 1:	91420
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
LAST REV	
DATE	TIME
12/30/21	11:41:13
ekelly	
10971	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	535,200	1400	5,032.	456,800	993,400		Year end	12/23/2021
2021	104	FV	512,000	1400	5,032.	456,800	970,200		Year End Roll	12/10/2020
2020	104	FV	512,300	1400	5,032.	456,800	970,500	970,500	Year End Roll	12/18/2019
2019	104	FV	397,100	1500	5,032.	428,200	826,800	826,800	Year End Roll	1/3/2019
2018	104	FV	397,100	1500	5,032.	354,000	752,600	752,600	Year End Roll	12/20/2017
2017	104	FV	373,600	1500	5,032.	325,400	700,500	700,500	Year End Roll	1/3/2017
2016	104	FV	373,600	1500	5,032.	296,900	672,000	672,000	Year End	1/4/2016
2015	104	FV	334,900	1500	5,032.	291,200	627,600	627,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINDONE CLEMENT	51893-587		11/14/2008	Family		1	No	No	
RINDONE CLEMENT	51893-585		11/14/2008	Family		1	No	No	
RINDONE CLEMENT	36530-480		9/27/2002	Family		1	No	No	
	21406-312		9/1/1991			1	No	No	F

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/22/2007	964	Porch	18,000					REBUILD 2 FRT PORC	12/15/2017	MEAS&NOTICE	HS	Hanne S
7/9/1997	382		10,000					ADD WDK REB/PORCH	1/28/2009	Measured	336	PATRIOT
									12/18/1999	Inspected	263	PATRIOT
									11/29/1999	Mailer Sent		
									11/15/1999	Measured	256	PATRIOT
									1/1/1982		CS	

Sign:

VERIFICATION OF VISIT NOT DATA

